

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Luis Obispo County State: CA

PJ's Total HOME Allocation Received: \$16,961,501 PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	95.05 %	94.82 %	34	94.94 %	56	54	
% of Funds Disbursed	90.17 %	83.49 %	21	84.35 %	69	68	
Leveraging Ratio for Rental Activities	13.11	5.69	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	66.58 %	73.69 %	59	81.38 %	15	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	54.06 %	60.98 %	53	68.05 %	21	24	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.76 %	78.15 %	11	79.65 %	90	85	
% of 0-30% AMI Renters to All Renters***	34.72 %	41.60 %	54	44.76 %	33	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.54 %	91.58 %	19	94.31 %	64	60	
Overall Ranking:			In State:	37 / 92	Nationally:	34 37	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,325	\$32,063		\$25,245	216 Units	11.70 %	
Homebuyer Unit	\$20,681	\$19,349		\$14,395	150 Units	8.20 %	
Homeowner-Rehab Unit	\$14,333	\$26,200		\$20,186	3 Units	0.20 %	
TBRA Unit	\$1,465	\$2,753		\$3,142	1,470 Units	79.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Luis Obispo County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$184,698	\$131,883	\$14,333
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.4	38.0	0.0	78.0
Black/African American:	0.9	0.7	0.0	3.7
Asian:	0.0	0.0	0.0	0.3
American Indian/Alaska Native:	0.0	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.2

ETHNICITY:

Hispanic	57.7	60.7	100.0	17.4
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HOUSEHOLD SIZE:

1 Person:	34.9	3.3	0.0	44.4
2 Persons:	13.5	10.7	0.0	25.4
3 Persons:	13.5	18.0	0.0	16.4
4 Persons:	20.9	36.0	100.0	9.2
5 Persons:	8.4	18.7	0.0	3.5
6 Persons:	6.5	9.3	0.0	0.6
7 Persons:	0.0	3.3	0.0	0.2
8 or more Persons:	2.3	0.7	0.0	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.7	6.0	0.0	38.8
Elderly:	28.8	2.0	0.0	8.1
Related/Single Parent:	23.7	14.0	0.0	42.2
Related/Two Parent:	35.8	75.3	100.0	6.9
Other:	0.9	2.7	0.0	3.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	27.0	0.0 [#]
HOME TBRA:	0.0	
Other:	1.4	
No Assistance:	71.6	

of Section 504 Compliant Units / Completed Units Since 2001 82

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Luis Obispo County

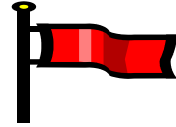
State: CA

Group Rank: 34
(Percentile)

State Rank: 37 / 92 PJs

Overall Rank: 37
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	66.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	54.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.76	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.54	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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